

**Meeting of January 28, 2015  
Town of Orangetown Planning Board**

**MEMBERS PRESENT:** Kevin Garvey, Chairman; Robert Dell  
Michael Mandel; Bruce Bond; and Stephen Sweeney

**MEMBERS ABSENT:** Thomas Warren and William Young

**ALSO PRESENT:** John Giardiello, Director, Department of Building, Zoning,  
Planning Administration and Enforcement; Robert Magrino, Deputy Town  
Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith,  
Chief Clerk

Kevin Garvey, Chairman, called the meeting to order at 7:30 p.m.  
Mr. Garvey read the agenda. Hearings as listed on this meeting's agenda which  
are made a part of these minutes were held as noted below:

**Continued Item from the December 10, 2014 Meeting:**

<b>Walgreens Resubdivision Plan</b>		<b>PB #14 - 46</b>
Prepreliminary/ Preliminary/ Final Resubdivision Plan and SEQRA Review 81 Rt. 303 & 165 Oak Tree Road, Tappan 77.15/1/24 & 25; CS & CO and Route 303 Overlay zoning districts	<b>Postponed to February 11<sup>th</sup> Meeting</b>	

**Continued Item from the December 10, 2014 Meeting:**

<b>Walgreens Site Plan</b>		<b>PB #14 - 24</b>
Prepreliminary/ Preliminary Site Plan and SEQRA Review 81 Rt. 303 & 165 Oak Tree Road, Tappan 77.15/1/24 & 25; CS & CO and Route 303 Overlay zoning districts	<b>Postponed to February 11<sup>th</sup> Meeting</b>	

<b>Retro Fitness Pearl River Plan</b>		<b>PB #15-03</b>
Prepreliminary/ Preliminary/ Final Interior Commercial Subdivision Plan and SEQRA Review 100 North Middletown Road, Pearl River 69.13/1/3; CC zoning district	<b>Final Internal Commercial Subdivision Plan Approval Subject to Conditions/ Neg. Dec.</b>	

<b>LSI Services, Inc., Site Plan</b>		<b>PB #15-04</b>
Final Site Plan Review 336 Blaisdell Road, Orangeburg 76.08/1/1; LIO zoning district	<b>Final Site Plan Approval Subject to Conditions</b>	

<b>Vincentes Auto Body of Rockland</b>		<b>PB #15-05</b>
Consultation 581 Route 303, Blauvelt 70.10/3/16; CC zoning district	<b>Consultation</b>	

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**January 28, 2015  
Planning Board Meeting**

**Virginia Homes Subdivision Plan**  
Request for two 90 day Extension in Time  
to File the Subdivision Plan with  
Rockland County Clerk's Office  
South Side William Street at  
Sparkill Avenue, Sparkill  
77.08/5/33.2 & 36; RG zoning district

**Granted Two 90  
Day Extensions**

**PB #15-06**

**SMK – Erie Subdivision Plan**  
Recommendation to the Town Board  
to Amend the Value and  
Term of the Performance Bond  
86 West Erie Street, Blauvelt  
70.13/1/21; R-15 zoning district

**Recommended  
Amendment to  
Performance Bond**

**PB #15-07**

**Henry Kaufmann Campground/  
JCC Manhattan Master Plan**  
Consultation  
667 Blauvelt Road, Pearl River  
69.14/1/28 & 69.10/2/21; R-80 zoning district

**Consultation**

**PB #15-08**

The Decisions of the above hearings, as attached hereto, although made by the Board before the conclusion of the meeting are not deemed accepted and adopted by the Board until adopted by a formal motion for adoption of such minutes by the Board. Following such approval and adoption by the Board, the Decisions are mailed to the applicant. The verbatim transactions are not transcribed, but are available.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Stephen Sweeney and seconded by Michael Mandel and agreed to by all in attendance. The meeting was adjourned at 8:40 p.m. The next Planning Board meeting is scheduled for February 11, 2015.

**DATED: January 28, 2015  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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TO: J. David MacCartney, Jr., 96 South Broadway, South Nyack, New York 10960  
FROM: Orangetown Planning Board

RE: Retro Fitness Pearl River Plan: The application of Ziss Realty Pearl River LLC, applicant, for Pearl River Center Associates, owner, for Prepreliminary/ Preliminary/ Final Interior Commercial Subdivision Plan at a site to be known as “**Retro Fitness Pearl River Plan**”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 100 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 3 in the CC zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 28, 2015**, the Board made the following determinations:

J. David MacCartney, Jr., Dennis Zysman and Gary Zysman appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated January 21, 2015.
2. An Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 28, 2015.
3. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 22, 2015.
4. Letters from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated January 22, 2015 and Arlene Miller, Deputy Commissioner, dated January 22, 2015.
5. A letter from the Rockland county Department of Highways, signed by Sonny Lin, P.E., dated January 26, 2015.
6. A letter from the Rockland County Sewer District No.1, signed by Joseph LaFiandra, Engineer II, dated January 20, 2015.
7. A letter from the Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated December 29, 2014.
8. A letter from the Town of Orangetown Zoning Board of Appeals, signed by Dan Sullivan, Chairman, dated January 7, 2015.
9. Submitted at the meeting by the applicant, Parking Demand Charts at Pearl River Shopping Center, prepared by Michael O'Rourke, P.E., dated December 11, 2014:
  - Figure 1 - Existing Parking Demand
  - Figure 2 – Future Parking Demand

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10. A Narrative Summary prepared by J. David MacCartney, Jr., dated December 22, 2014.
11. A copy of PB #14-51, Retro Fitness/ Pearl River Shopping Center: Consultation, dated December 10, 2014.
12. A Short Environmental Assessment Form, signed by Dennis Zysman, dated December 22, 2014.
13. A letter from Feerick Lynch MacCartney, signed by J. David MacCartney, Jr., dated December 22, 2014.
14. Retro Fitness Plans prepared by Larson Design Group, dated November 14, 2014:
  - A-1: Site Plan
  - A-2: Floor/ Life Safety Plan

The Board reviewed the plans. The hearing was then opened to the Public.

There being no one from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel and seconded by Robert Dell and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye; Thomas Warren, absent and Stephen Sweeney, aye.

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by Bruce Bond and seconded by Stephen Sweeney and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye; Thomas Warren, absent and Stephen Sweeney, aye, the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

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After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, namely Larson Design Group, dated November 14, 2014: and having heard from the following offices, officials and/or Departments: (Town of Orangetown): The Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Sewer District No.1, Rockland County Department of Planning and Rockland County Highway Department, and having reviewed proposed Site Plans by prepared by Larson Design Group, a summary of the reasons supporting this determination are, and the Planning Board finds, that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown's Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Bruce Bond and seconded by Michael Mandel and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye; Thomas Warren, absent and Stephen Sweeney, aye, the Board made a Negative Declaration pursuant to SEQRA.

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**DECISION:** In view of the foregoing and the testimony before the Board, the application was **GRANTED FINAL INTERIOR COMMERCIAL SUBDIVISION PLAN APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The applicant is proposing a commercial subdivision of the former bowling alley into two units.
2. The parking calculations are utilizing Section 6.38 of Chapter 43, "Zoning", of the Town of Orangetown Zoning Code. The Planning Board may reduce the total parking spaces by fifty (50) percent of use with the least requirement. Since the existing uses are more retail in nature then combining their parking requirements and reducing their total by fifty percent seems reasonable when analyzing the entire site usage. This seems to be supported by the existing and future parking demand graphs, provided. Note that the original site was approved prior to the current parking standards in effect today.
3. The applicant shall provide a signed and sealed copy of the Parking Demand Study, prepared by Mr. Bernard Adler, P.E.
4. The Short Environmental Assessment Form appears to be in order.
5. The location of the sanitary building connection, for this portion of the existing building shall be shown on the plans.
6. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:
  - A review must be completed by the Rockland County Highway Department and any required permits obtained.
  - As indicated in the December 29, 2014 letter from the Rockland County Health Department, permits must be obtained for the tanning facility and possibly for the juice bar.
7. The Rockland County Department of Highways reviewed the plans and offered the following comments:
  1. A Rockland County Highway Work Permit will be required for any proposed development prior to any construction.
  2. The proposed interior physical studio conversion will have little foreseeable adverse impact upon county roads in the area.
8. The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.

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9. The applicant shall be made aware that a permit from the Rockland County Health Department is needed for the tanning facility. An additional permit may be needed for the juice bar.

10. The Town of Orangetown Bureau of Fire Prevention reviewed the plan and offered the following comments:

- All exit signs and emergency lighting must be in compliance with Chapter 10 of the New York State Fire Code.
- A Key Box for Fire Department access must be installed in a location to be determined.
- Fire Alarm System must be installed in compliance with Chapter 9 of the New York State Fire Code and NFPA 72. **Prior to installation**, a drawing showing the floor plan must be submitted with all alarm devices indicated on the drawing. All manual pull stations must have protective covers. Cut sheets for all devices must be supplied.
- Fire Sprinkler System must be updated/ installed in compliance with NFPA 13.
- Flame spread ratings must be provided for all wall and floor coverings as well as ceiling tiles.

11. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Town of Orangetown Zoning Board of Appeals
- Rockland County Sewer District No. 1
- Rockland County Department of Highways
- Rockland County Department of Planning

12. The applicant shall comply with all pertinent items in the Guide to the Preparation of Subdivision Plans prior to signing the final plans.

13. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Subdivision Plan.

14. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Subdivision Plan Approval pursuant to Town Code §21 and §6A.

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**15. TREE PROTECTION:** The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:
  - One (1) foot radius from trunk per inch DBH
  - Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
    - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
    - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

**16.** All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

**17.** Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

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18. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

19. If the applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant shall submit their recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Wetlands - U.S. Army Corps of Engineers).

20. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

21. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

22. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing Resolution was made and moved by Bruce Bond, seconded by Stephen Sweeney and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Michael Mandel aye; William Young, absent; Stephen Sweeney, aye; Robert Dell, aye and Thomas Warren, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: January 28, 2015**  
**Town of Orangetown Planning Board**  
attachment



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**NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**PB #15-03: Retro Fitness/ Pearl River Shopping Center: Final Interior Commercial Subdivision Plan Approved with Conditions/ Neg. Dec.**

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This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**NAME OF ACTION: Retro Fitness Pearl River Plan: Final Interior Commercial Subdivision Plan Approval subject to Conditions**

SEQR STATUS: Type I \_\_\_\_\_ Unlisted XXXXXX  
CONDITIONED NEGATIVE DECLARATION: Yes \_\_\_\_\_ No XXXXXX

**DESCRIPTION OF ACTION:** Interior Commercial Subdivision Plan Review  
**LOCATION:** The site is located at 100 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 3 in the CC zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**  
The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:  
John Giardiello, P.E., Director, Office of Building, Zoning and Planning  
Administration and Enforcement  
Town of Orangetown  
20 Greenbush Road  
Orangeburg, NY 10962  
Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant, Involved Agencies

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**PB #15-04: LSI Services, Inc. Site Plan– Final Site Plan Approval Subject to Conditions**

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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York  
FROM: Orangetown Planning Board**

**RE: LSI Services, Inc., Site Plan:** The application of LSI Services, Inc., applicant, for VLJ Realty, LLC, owner, for Final Site Plan Review (Donald Brenner, attorney for the owner), at a site to be known as “**LSI Services, Inc., Site Plan**”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown. The site is located on the west side of Blaisdell Road, approximately 600 feet south of Ramland Road, at 336 Blaisdell Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 76.08, Block 1, Lot 1 in the LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 28, 2015**, the Board made the following determinations:

Donald Brenner, Jay Greenwell and Darden Bilali appeared and testified.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 28, 2015.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 22, 2015.
3. A letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated January 27, 2015.
4. A letter from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated January 7, 2015.
5. A letter from the Rockland County Department of Highways, signed by Sonny Lin, P.E., dated January 22, 2015.
6. A letter from the Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated December 17, 2014.
7. Copies of emails submitted; Mike Policastro, an abutting property owner, and Dardan Bilali, property owner, dated January 28, 2015.
8. A report entitled Hydraulic Analysis and Stormwater Design Calculations, prepared by Gdanski Consultants, Inc., dated December 29, 2012, revised November 30, 2014.

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**PB #15-04: LSI Services, Inc. Site Plan– Final Site Plan Approval Subject to Conditions**

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9. Site Development Plans for LSI Services, Inc., prepared by Jay A. Greenwell, PLS, dated November 27, 2012, revised December 4, 2014:

Sheet 1: Site Development Plan

Sheet 2: Grading, Drainage and Utility Plan with Erosion Control

Sheet 3: Details

10. Planting & Lighting Plan, prepared by Robert Torgersen, ASLA, dated September 16, 2014.

11. Copies of the following Board Decisions: ACABOR #14-28, Approved Subject to Conditions, dated October 16, 2014; ZBA #13-80, Lot Area, Lot Width, Street Frontage, Side Yard, Total Side Yard, Rear Hard, Building Height, Development Coverage, Accessory Storage within Enclosed Buildings, Off Street Parking, Fence Height, Variances Approved with Conditions, dated November 6, 2013 and PB #13-12, Preliminary Site Plan Approval Subject to Conditions, dated July 10, 2013.

The Board reviewed the submitted plans.

The hearing was then opened to the Public.

**Public Comments:**

Mike Policastro, 4 Lone Cedar Way, Old Tappan, New Jersey: discussed the visual and sensory impact of the site to the neighborhood. Mr. Policastro submitted copies of emails to the Board.

A motion was made to close the Public Hearing portion of the meeting by Michael Mandel and seconded by Stephen Sweeney and carried as follows: Bruce Bond, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye; Thomas Warren, absent; Stephen Sweeney, aye and Kevin Garvey, aye.

**DECISION: In view of the foregoing and the testimony before the Board, the application was GRANTED A FINAL SITE PLAN APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The applicant shall not use the unimproved areas of the site for storage.
2. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a Pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a Meeting".

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**PB #15-04: LSI Services, Inc. Site Plan– Final Site Plan Approval Subject to Conditions**

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3. Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
4. The applicant has “flipped” the building to the north side of the property, as per the Town of Orangetown Zoning Board of Appeals decision, ZBA #13-80, dated June 4, 2014.
5. The site plan has “proposed material storage” shown at the west corner of the property. All vehicles and equipment have to be stored in the building overnight. The parking spaces are to be used during regular business hours.
6. The applicant will have to appear at the Town of Orangetown Zoning Board of Appeals for Performance Standards review regarding the business operation.
7. A second catch basin shall be added next to CB2 to ensure that all of the runoff from the rear of the property will enter the proposed drainage system.
8. A note shall be added to the plans that no commercial vehicles or landscape equipment shall be stored outside (in either the front/ side or rear of the property) in order to prevent oils/ greases or other liquids, which may “leak” from said vehicles/ equipment, from entering into the proposed drainage system.
9. The applicant shall disclose if any floor drains are proposed for the interior of the building. If so, any floor drains are proposed for the interior of the building. If so, an oil/ water separator shall be installed to prevent oils greases and other liquids from entering any drainage system. The “outlet” of the floor drains shall be shown on the plans.
10. The revised drainage calculations are currently under review by DEME.
11. The revised soil erosion and sediment control plans and details are under review by DEME.
12. The Drainage Consultant to the Planning Board, Brooker Engineering reviewed the application and found the application sufficiently demonstrates that adverse impacts with respect to drainage can be mitigated. The consultant therefore recommends that the LSI Site Plan be approved for drainage subject to the following comments:

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**PB #15-04: LSI Services, Inc. Site Plan– Final Site Plan Approval Subject to Conditions**

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**Continuation of Condition #12...**

**Project Description**

This is the third drainage review report to the Planning Board for this project; the last report was dated April 8, 2013. The property is on the west side of Blaisdell Road, just north of the corporate limits with the Borough of Old Tappan, New Jersey. The site is partially developed and used for an irrigation system/landscaping business. The rear of the property is lightly wooded. The front of the site has a dirt area used for vehicle parking and several containers, sheds, and trailers. There was also landscaping debris on the site at the time of our visit. Stormwater runoff flows southeast across the property toward the property to the south and toward Blaisdell Road. Site disturbance is less than one acre and a drywell system is proposed to provide stormwater mitigation. No Stormwater Pollution Prevention Plan and post construction water quality measures are required for the proposed action.

**Project Comments**

1. Add a check valve at the outlet of the drywell overflow pipe entering the new catch basin on Blaisdell Avenue. The Drainage Consultant recommends shifting this catch basin about five feet south, to the start of the curb radius, to allow a better angle for the overflow pipe to enter the new catch basin.
2. As per the April 8, 2014 drainage report, "The soil report indicated a well-draining A-type soil at the site. We observed areas of standing water during our site visit. The invert of the drywells are approximately 10-12 feet below existing grade; it is not clear that they can provide the required stormwater detention to mitigate against increases in runoff without being affected by the seasonal groundwater table. We recommend that soil percolation tests be performed prior to final approval and the applicant's engineer should make a determination regarding the seasonal groundwater table. As requested, a note has been added to the plan, "Coordinate soil test pits and perc tests with Planning Board Drainage Engineer and Orangetown DEMA prior to performing tests." The plans indicate a test pit has been performed (Test Pit #1), but this was not coordinated with our office as per the note. The applicant should provide our office with the results of this test pit, including photographs, measured percolation rates, presence of soil mottling, etc. as determined by the design engineer.
3. As per the April 8, 2014 drainage report, a drainage basin map shall be added to the drainage report that clearly shows the area intended to be diverted to the drywell system. This plan shall also show how any off-site areas will be diverted around the drywell system.

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**PB #15-04: LSI Services, Inc. Site Plan– Final Site Plan Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision  
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**Continuation of Condition #12...**

4. As per the April 8, 2014 drainage report, add a maintenance and inspection schedule for the proposed detention system to the Site Plan.
5. Add more proposed spot grades for top and bottom of curb at the new entrance to Blaisdell Road to demonstrate that no ponding will result along the gutterline.
6. Show grading for a well-defined swale along the north side of the new building.
7. The proposed grading along the north and west sides of the new building are slightly above the first floor elevation. Provide a foundation drain for the building.
8. There are some discrepancies between the elevations and dimensions shown on the Precast Drywells Detail versus what is listed in the drainage report; the two items shall be coordinated.
9. The Site Plan contains the note "sheet piling may be required to avoid disturbance to the adjoining northern parcel." The Drainage Consultant notes that this is a ten feet cut, located five feet from the property line. The applicant shall demonstrate acceptable construction means and methods before the start of construction that will not impact the neighboring property. This shall be provided to the satisfaction to the Town Engineering Department and Building Department.

**13. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:**

- An updated review must be completed by the Rockland County Highway Department and all required permits obtained.
- The conditions in the December 14, 2014 letter from the Rockland County Health Department shall be met.
- All proposed signage shall be indicated on the Site Plan and shall conform to the Town of Orangetown sign standards.
- The Borough of Old Tappan, New Jersey is one of the reasons this proposal was referred to Rockland County Planning Department for review. The municipal boundary abuts the subject property along the western edge of the subject property. As required under New York State General Municipal Law Section 239-nn, the Borough of Old Tappan, New Jersey must be given the opportunity to review the proposed site plan and provide any concerns related to the project to the Town of Orangetown.

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**PB #15-04: LSI Services, Inc. Site Plan– Final Site Plan Approval Subject to Conditions**

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**Continuation of Condition #13...**

• Prior to any grading or construction on the site, a soil and erosion control plan shall be developed that meets the New York State Guidelines for Urban Erosion and Sediment Control.

**14.** The Rockland County Department of Highways reviewed the plans and offered the following comments:

- The strip along Blaisdell Road shown to be gratuitously dedicated shall be shown to the County of Rockland for inclusion in the County Highway System. The dedication deed shall be prepared with the original copy ready and acceptable to the Rockland County Highway Department for filing in the County Courthouse before issuance of the County Highway Permit.
- The available sight distance from both sides of access location along Blaisdell Road shall be shown on the drawings.
- The proposed catch basin type and details and stabilized construction entrance shall be shown on the drawing.
- The proposed new concrete sidewalk continuation shall be shown as 5'-0" wide and ADA compliant.
- The proposed development shall not have an impact on County Roads. However, the nature of landscaping business on this property tends to attract more noise, debris, salt, fertilizing and construction materials which are incompatible with the predominantly residential areas nearby. The County Highway Department remands the above consideration to the Town of Orangetown for determination.
- A Rockland County Highway Work Permit will be required for the proposed development and driveway connection to Blaisdell Road prior to the start of any construction hereon.
- A separate Rockland County Highway Department Road Opening Permit will be required for any utility connection within Blaisdell Road.

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**PB #15-04: LSI Services, Inc. Site Plan– Final Site Plan Approval Subject to Conditions**

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**15.** The Rockland County Department of Health (RCDOH) reviewed the plan and offered the following comments:

- 1.** Rockland County Department of Health approval has been obtained for the proposed septic field.
- 2.** Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code.

**16.** The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.

**17.** The Town of Orangetown Fire Prevention Bureau had the following comments:

- Install and maintain an NFPA 72 compliant Fire Alarm System connected to Rockland County 44 Control. The panel shall transmit codes in contact ID format, and have an amber strobe as per Town of Orangetown Town Code.
- The plans for the Fire Alarm System shall be submitted to the Fire Prevention Bureau for approval before work begins.
- Install and maintain portable fire extinguishers as required by NFPA 10.
- Install and maintain Emergency lighting as per NEC.
- Install and maintain Flammable and combustible liquid cabinets, as required.
- Apply for and maintain Certificate of Compliance Fire Safety with the Bureau of Fire Prevention.
- Apply for a Hazardous Materials Permit, if applicable.
- Maintain access for emergency vehicles to the rear of the lot.
- Stabilize the road to support emergency vehicles.

**18.** The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans prior to signing the final plans.

**19.** All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

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**PB #15-04: LSI Services, Inc. Site Plan– Final Site Plan Approval Subject to Conditions**

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**20. TREE PROTECTION:** The following note shall be placed on the site plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to preserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:

- One (1) foot radius from trunk per inch DBH.
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
  - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
  - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

**21.** All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

**22.** Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

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23. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

24. If the applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant shall submit their recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Wetlands - U.S. Army Corps of Engineers).

25. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

26. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

27. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

28. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

The foregoing Resolution was made and moved by Bruce Bond and seconded by Stephen Sweeney and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; William Young, absent; Robert Dell, aye, Michael Mandel, aye, Stephen Sweeney, aye and Thomas Warren, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: January 28, 2015  
Town of Orangetown Planning Board**



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**PB #15-05: Vincentes Auto Body of Rockland Site Plan: Consultation  
Town of Orangetown Planning Board Decision**

**January 28, 2015  
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TO: Giuseppe Francesco Tucci, 581 Route 303, Blauvelt, NY 10913  
FROM: Orangetown Planning Board

RE: Vincentes Auto Body of Rockland Site Plan: The application of Giuseppe Francesco Tucci, applicant, for Kee Won Chung, owner, for Consultation on a Site Plan at a site known as "**Vincentes Auto Body of Rockland Site Plan**", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown. The site is located at 581 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.10, Block 3, Lot 16 in the CC zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 28, 2015**, the Board made the following determinations:

Giuseppe Francesco Tucci appeared and testified.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 28, 2015.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 22, 2015.
3. A Narrative Summary, prepared by Giuseppe Francesco Tucci
4. Copy of the Survey of Property of Mortos Realty Corp., dated August 31, 2005, last revised September 6, 2005.

The Board reviewed the plans. The hearing was then opened to the Public.

**CONSULTATION:** In view of the foregoing and the testimony before the Board, the following comments were provided to the Applicant:

1. The applicant wants to move his existing auto body shop on Route 303 to this new location on Route 303 that is currently occupied by a car details shop.
2. The Route 303 Overlay Zone District prohibits auto body shops and therefore a Use Variance would have to be sought from the Town of Orangetown Zoning Board of Appeals.
3. The drawing supplied is unsigned, unsealed and 10 years old. If this application is to go further, an updated survey, signed and sealed will need to be prepared and submitted.
4. All underground utilities, especially storm and sanitary facilities that fall inside the existing lot, shall be shown on the drawings.

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**PB #15 - 05: Vincentes Auto Body of Rockland Site Plan: Consultation  
Town of Orangetown Planning Board Decision**

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5. The sanitary building connection for the existing building shall be shown on the drawing.
6. Any and all floor drains and oil water separator(s), if applicable, on the interior of the existing building shall be shown on the plans, including where they exhaust to or "tie in" to.
7. Explain if the "covered dirt mounds" be removed as part of this site plan. Are the covered mounds of dirt contaminated?
8. Is any site work proposed, (i.e. new paving, new gravel, etc.?)
9. Will vehicles that are to be repaired be "stored"/ parking outside? If so, measures to capture oils, greases and other liquids from the cars awaiting repair, shall be added to the site to prevent these containments from seeping into the ground or flowing into area drainage facilities.
10. The existing grading and proposed grading, if applicable, shall be added to the plans.
11. Iron pins shall be drawn and labeled at each property corner.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **CONSULTATION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: January 28, 2014**  
Town of Orangetown Planning Board

*Cheryl Cooper*

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Tracking #14-07-77.08-5-33.2 & 36

**PB#15-06: Virginia Homes Subdivision – Granted Two 90 Day Extensions (180 Days) to File the Subdivision with the Rockland County Clerk’s Office**

**Town of Orangetown Planning Board Decision  
January 28, 2015  
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TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern,  
New York 10901  
FROM: Town of Orangetown Planning Board

RE: Virginia Homes Subdivision Plan: The application of Kevin Ramsay, owner, for Two 90 Day Extensions to File the Subdivision Plan with the Rockland County Clerk’s Office, at a site to be known as “**Virginia Homes Subdivision Plan**”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located on the south side of Williams Street at the intersection of William Street and Sparkill Avenue, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lots 33.2 & 36 in the RG zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 28, 2015**, at which time the Board made the following determinations:

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 28, 2015.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 22, 2015.
4. A copy of PB #13-43, Final Subdivision Plan Approval Subject to Conditions, dated October 16, 2013.

**DECISION:** In view of the foregoing, the Board **GRANTED Two 90 Day Extensions to File the Subdivision Plan with the Rockland County Clerk’s Office.**

The foregoing Resolution was made and moved by Michael Mandel and seconded by Bruce Bond and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye; Stephen Sweeney, aye and Thomas Warren, absent.

The Clerk of the Board is hereby authorized, directed, and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and this Office of the Planning Board.

Dated: January 28, 2015  
Town of Orangetown Planning Board



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**PB#15-07: SMK-Erie Subdivision – Recommendation to the Town Board to Amend Value and Term of the Performance Bond**

**Town of Orangetown Planning Board Decision**

**January 28, 2015**

**Page 1 of 3**

**TO:** Jay Greenwell, 85 Lafayette Avenue, Suffern,  
New York 10901

**FROM:** Town of Orangetown Planning Board

**RE:** SMK-Erie Subdivision Plan: The application of Jay Greenwell, applicant, for SMK Home Builders, Inc., owner, for a Recommendation to the Town Board to Amend the Value and Term of the Performance Bond, at a site to be known as “**SMK-Erie Subdivision Plan**”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located at 86 West Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and shown on the Orangetown Tax Map as Section 70.13, Block 1, Lot 21 in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 28, 2015**, at which time the Board made the following determinations:

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 28, 2015.
2. Interdepartmental memorandums from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 12, 2015.
3. Copy of PB #14-15, Recommendation to the Town Board to Establish the Value and Term of the Performance Bond, dated February 26, 2014.

The Board reviewed the submitted information. The hearing was then open to the Public.

There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Bruce Bond and seconded by Michael Mandel and carried as follows: Bruce Bond, aye; Kevin Garvey, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye; Thomas Warren, absent, aye and Stephen Sweeney, aye.

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**PB#15-07: SMK-Erie Subdivision – Recommendation to the Town Board to Amend Value and Term of the Performance Bond**

**Town of Orangetown Planning Board Decision  
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**RECOMMENDATION:** In view of the foregoing, the Planning Board **Recommends to the Orangetown Town Board** that the value and term of the Performance Bond be Amended in accordance with the Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 12, 2015.

The term of the Performance Bond shall not exceed two (2) years as set forth in Section 21A-10 of the Town of Orangetown Town Code, which shall be on or before January 28, 2017, and Subject to the Following Conditions:

<u>ITEM</u>	<u>COST</u>
Suburban Road	\$ 15,000.00
Monumentation	3,850.00
Iron Pins	3,150.00
As-Built Drawings	1,800.00
Soil Erosion & Sediment Control	30,000.00*
	<u>Sub-Total \$ 23,800.00</u>
Administrative Close-out (20% of Sub-Total)	\$ 4,760.00
	<u><b>Total Bond \$ 28,560.00</b></u>

No additional Inspection Fee required.

\* It is the understanding of DEME that the \$30,000.00 for Soil Erosion & Sediment Control will be split equally among the five undeveloped lots (\$6,000.00/ lot) and received and held as escrow by the Town of Orangetown Office of Building, Zoning, Planning Administration and Enforcement when each lot "comes on" for a building permit.

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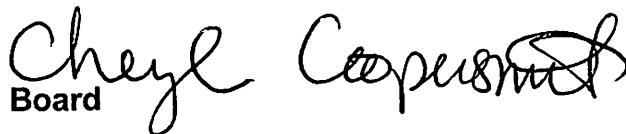
**PB#15-07: SMK-Erie Subdivision – Recommendation to the Town Board to Amend Value and Term of the Performance Bond**

**Town of Orangetown Planning Board Decision  
January 28, 2015  
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The foregoing Resolution was made and moved by Bruce Bond and seconded by Michael Mandel and carried as follows: Bruce Bond, aye; Kevin Garvey, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye; Thomas Warren, absent, aye and Stephen Sweeney, aye.

The Clerk of the Board is hereby authorized, directed and empowered to sign this **RECOMMENDATION** and file a certified copy in the Office of the Town Clerk and this Office of the Planning Board.

Dated: January 28, 2015  
Town of Orangetown Planning Board



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**PB #15-08: Henry Kaufmann Campgrounds/ JCC Manhattan Master Plan: Consultation**

**Town of Orangetown Planning Board Decision**

**January 28, 2015**

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TO: Genna Singer, JCC Manhattan, 334 Amsterdam Avenue, New York  
New York 10023  
FROM: Orangetown Planning Board

RE: Henry Kaufmann Campground/ JCC Manhattan Master Plan: The application of JCC Manhattan, applicant for UJA Federation of New York, owner, for a Consultation on a Master Plan at a site to be known as "**Henry Kaufmann Campground/ JCC Manhattan Master Plan**", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown. The site is located at 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.14, Block 1, Lot 28 and Section 69.10, Block 2, Lot 21; in the R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 28, 2015**, the Board made the following determinations:

Genna Singer, Darin Overton, Donald Brenner, Jay Greenwell and Dara Schub appeared and testified.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 28, 2015.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 22, 2015.
3. A letter from Domokur Architects, signed by Gregory A. Copeland, dated November 7, 2014.
4. A photo copy of a cut of a plan prepared by Domokur Architects, undated.
5. A copy of PB #13-23, Preliminary Master Plan Approval Subject to Conditions, dated July 24, 2013.

The Board reviewed the plans. The hearing was then opened to the Public.

**Public Comment:**

Robert Beers, 81 Sickletown Road, Orangeburg: an abutting property owner for over 30 years raised concerns regarding continued drainage runoff onto his property.

Kevin McCormack, 83 Sickletown Road, Orangeburg: an abutting property owner expressed concerns regarding further development of the camp grounds and increased runoff to his property.

TOWN CLERKS OFFICE  
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**PB #15-08: Henry Kaufmann Campgrounds/ JCC Manhattan Master Plan:  
Consultation**

**Town of Orangetown Planning Board Decision  
January 28, 2015  
Page 2 of 2**

**CONSULTATION:** In view of the foregoing and the testimony before the Board, the following comments were provided to the Applicant:

1. Provide a plan with a legend so it is clear as to what structures are existing and what are proposed.
2. Provide a location map on the plan.
3. Proposed structures within the 300 foot setback from the property lines will require a Town of Orangetown Zoning Board of Appeals variance from Section 4.32(B) "Camps" (i). Also be advised of (ii) and (iii) of that same section.
4. The Master Plan shall include a conceptual Stormwater Pollution Prevention Plan that takes into account ALL proposed improvements / new impervious areas, even if the improvements are to be phased. A full SWPPP (including water quality measures and quantity attenuation) shall be submitted for review and approval to DEME, as piece(s) of the master plan are presented to the Planning Board for approval for actual construction.
5. All existing and proposed sanitary sewer facilities shall be identified on the Master Plan. Profiles shall be provided for all proposed sanitary facilities.
6. The Master Plan shall clearly define what "new" work is and what "rehab" work is.
7. All existing easements shall be shown on the plan, including page and liber or instrument number, and ownership (i.e. is there an existing easement to the County of Rockland to cover the Naurashaun Brook).
8. Larger scale drawings shall be provided for ease of review.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **CONSULTATION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: January 28, 2014**  
Town of Orangetown Planning Board



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